3540 Bulyea Crescent NW

Calgary | Active | MLS® A2358852

$718,817









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1962**	**1,197.48 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

3540 Bulyea Crescent NW | A Wonderful Opportunity In The Heart Of Sought-After Brentwood | Tucked Away On A Quiet Cul-De-Sac With A Gorgeous Park Across The Street | Well-Maintained 3-Bedroom Home Offers Everyday Comfort | Primary Bedroom Includes Its Own 4-Piece Ensuite | Original Oak Hardwood Floors | Bright Kitchen Overlooks The Expansive Backyard, Creating A Pleasant Connection To The Outdoor Space With Ample Room For Gardening, Play, Entertaining, Or Potential Future Development Of A Double Or Triple Garage, Subject To City Approval & Permitting | Pride Of Ownership Is Evident Throughout This Family Owned Home Since 1970's | Non-Smoking Home, Which Has Not Housed Cats Or Dogs | Enjoy Being Moments From Captain John Palliser School, Nose Hill Library, Sir Winston Churchill Aquatic & Recreation Centre, Brentwood Sportsplex, U of C, Tennis Courts, Northland Village, Parks, Transit, & A Wide Range Of Everyday Amenities | A Fantastic Opportunity To Make Your Home In One Of Northwest Calgary's Most Established & Convenient Communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358852
Bedrooms	3
Bathrooms	2
Year Built	1962
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,197.48 sq. ft.
Main Level Finished Area:	1,197.48 sq. ft.
Below Grade Finished Area:	1,114.82 sq. ft.

Acreage:	No
Lot Area:	5,435 sq. ft.
Lot Frontage:	56'3¼"
Lot Details:	Front 5.84+11.31 | Side 30.54 | Back 16.77 | Side 28.52
Front Exposure:	West
Unit Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1962 (Age: 64)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1253JK
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Carport, Off Street, Parking Pad, RV Access/Parking
Parking Covered:	1
Parking Places:	2
Parking Total/Covered:	2 / 1
Laundry Features:	Lower Level
City Quadrant:	Northwest
Community:	Brentwood
Appliances:	Built-In Oven, Dryer, Electric Cooktop, Portable Dishwasher, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16'6" × 16' ·
Main Floor	Dining Room · 10'4" × 8'11" ·
Main Floor	Kitchen · 12'11" × 12'10" ·
Main Floor	Bedroom - Primary · 12'10" × 11'4" ·
Main Floor	Bedroom · 10'4" × 9'11" ·
Main Floor	Bedroom · 10'4" × 8' ·
Lower Level	Game Room · 29'6" × 12'9" ·
Lower Level	Den · 12'7" × 12'3" ·
Lower Level	Storage · 9'11" × 7'10" ·
Lower Level	Furnace/Utility Room · 20' × 13' ·
Title to Land:	Fee Simple
Community Features:	Pool, Schools Nearby, Shopping Nearby, Tennis Court(s)
Interior Features:	No Animal Home, No Smoking Home, Storage

Exterior Features:	Playground
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3540-bulyea-crescent-nw-calgary-a2358852/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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